

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Newton Consortium

State: MA

PJ's Total HOME Allocation Received: \$21,242,620

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 19			
<u>Program Progress:</u>							
% of Funds Committed	92.52 %	95.20 %	16	94.94 %	28		29
% of Funds Disbursed	86.91 %	88.78 %	10	84.35 %	54		52
Leveraging Ratio for Rental Activities	5.71	7.72	1	4.59	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.33 %	1	81.38 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	86.05 %	73.01 %	2	68.05 %	84		80
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	87.83 %	80.97 %	5	79.65 %	69		64
% of 0-30% AMI Renters to All Renters***	57.67 %	49.15 %	7	44.76 %	79		74
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.61 %	1	94.31 %	100		100
<u>Overall Ranking:</u>				In State:	3 / 19	Nationally:	92 93
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$26,727	\$25,436		\$25,245	189 Units		43.10 %
Homebuyer Unit	\$37,795	\$15,891		\$14,395	233 Units		53.10 %
Homeowner-Rehab Unit	\$0	\$14,722		\$20,186	0 Units		0.00 %
TBRA Unit	\$8,048	\$3,644		\$3,142	17 Units		3.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Newton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$147,930	\$17,789	\$0
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.17

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	74.1	73.4	0.0	88.2
Black/African American:	14.8	7.3	0.0	5.9
Asian:	1.1	6.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.4	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.6	5.2	0.0	0.0

ETHNICITY:

Hispanic	7.4	7.7	0.0	5.9
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HOUSEHOLD SIZE:

1 Person:	59.3	36.9	0.0	29.4
2 Persons:	18.0	23.2	0.0	47.1
3 Persons:	10.6	18.9	0.0	11.8
4 Persons:	9.0	15.0	0.0	11.8
5 Persons:	1.6	3.0	0.0	0.0
6 Persons:	0.5	2.1	0.0	0.0
7 Persons:	0.5	0.9	0.0	0.0
8 or more Persons:	0.5	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	63.5	41.2	0.0	64.7
Elderly:	9.0	1.7	0.0	5.9
Related/Single Parent:	18.5	25.8	0.0	17.6
Related/Two Parent:	8.5	26.2	0.0	11.8
Other:	0.5	5.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	58.7	5.2 [#]
HOME TBRA:	0.0	
Other:	15.9	
No Assistance:	25.4	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Newton Consortium State: MA Group Rank: 92
(Percentile)
State Rank: 3 / 19 PJs Overall Rank: 93
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	86.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.29	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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